

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/313-333 HIGH STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Kew

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/58-62 MARY STREET KEW VIC 3101	\$665,500	11-Feb-23
25/20 PAKINGTON STREET KEW VIC 3101	\$625,000	11-Feb-23
6/20 PAKINGTON STREET KEW VIC 3101	\$615,000	01-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 August 2024



2/58-62 MARY STREET KEW VIC 3101

 2  1  1

Sold Price

\$665,500

Sold Date

11-Feb-23

Distance

0.22km



25/20 PAKINGTON STREET KEW VIC 3101

 2  1  1

Sold Price

\$625,000

Sold Date

11-Feb-23

Distance

0.1km



6/20 PAKINGTON STREET KEW VIC 3101

 2  1  1

Sold Price

\$615,000

Sold Date

01-Dec-23

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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